

- 4.4-4 Equipment used for the application of slurry shall have a built-in agitation system to suspend and homogeneously mix the slurry. The slurry mix shall be dyed green. The equipment must have a pump capable of applying slurry uniformly.

4.5 MAINTENANCE REQUIREMENTS

- 4.5-1 Permanently irrigated slopes shall be maintained for a period no less than 90 days.
- 4.5-2 Nonpermanently irrigated areas shall be maintained for a period not less than 25 months.
- 4.5-3 All revegetated areas shall be maintained by the Permittee until final approval by the City Manager. The maintenance period begins on the first day following acceptance and may be extended at the determination of the City Manager.
- 4.5-4 Prior to final approval, the City Manager may require corrective action including but not limited to, replanting, the provision or modification of irrigation systems, and the repair of any soil erosion or slope slippage.

SECTION V: STREET RIGHTS-OF-WAY AND OPEN SPACES

5.1 INTRODUCTION

All landscape improvements in street rights-of-way and those in open space areas that are to be maintained by the City, either directly or by administered contract, shall comply with all relevant sections of the landscape standards except as superseded or modified by the requirements of this section. Additional restrictions on the location of landscape improvements may be required per the Street Design Manual under "Additions/Design Criteria - Sight Distance." These additional restrictions do not apply to trees maintained per the criteria of this section.

5.2 CENTER ISLAND LANDSCAPING

- 5.2-1 All center island paving shall be integral colored, stamped concrete (**Appendix "C"**) unless otherwise approved by the City Manger. Colors shall be limited to those in **Appendix "C."**
- 5.2-2 Planted areas shall have a minimum width of two feet and shall have a minimum inside diameter (i.d.) of four feet and a height no greater than six inches above the median curb. A two-foot maintenance walk shall be provided around the perimeter of medians, inclusive of curbing (refer to standard drawing SDG-112).
- 5.2-3 Areas greater than 100 square feet in size shall be level or graded to drain to their centers with any runoff resulting from precipitation collected through a system of drain inlets and appropriately sized pipes to carry it to a storm drain system.
- 5.2-4 Turf and high water use plants shall not be used in medians.

5.3 DEDICATED OPEN SPACE AREAS

- 5.3-1 All disturbed open space areas shall be revegetated according to the guidelines in Sections 3 and 4, the Brush Management Guidelines and the Slope Revegetation Standards. These areas shall be maintained by the permittee for a minimum of 25 months before the open space can be accepted for maintenance by the Park and Recreation Department.
- 5.3-2 To reestablish vegetation in disturbed areas, a temporary irrigation system shall be installed. This system may be removed at the City's discretion, prior to acceptance of maintenance for the areas in question at the end of the maintenance period.